

REDEVELOPMENT AGENCY AGENDA
REDEVELOPMENT AGENCY MEETING OF: DECEMBER 7, 2005

- CALL TO ORDER

MINUTES:

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 1:17 P.M.

PRESENT: CHAIRMAN GOODMAN and MEMBERS REESE, WOLFSON, TARKANIAN, and ROSS

EXCUSED: MEMBERS BROWN and WEEKLY

ALSO PRESENT: STEVE HOUCHENS, Acting Executive Director, BRAD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

ANNOUNCEMENT MADE: Posted as follows:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge

Court Clerk's Office Bulletin Board, City Hall Plaza

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 So. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(1:17)

3-1968

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: DECEMBER 7, 2005

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT**

☒ **DISCUSSION**

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETINGS OF OCTOBER 19, 2005
AND NOVEMBER 2, 2005

Fiscal Impact:

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

RECOMMENDATION:

BACKUP DOCUMENTATION:

None

MOTION:

REESE - APPROVED by Reference - UNANIMOUS with BROWN and WEEKLY excused

MINUTES:

There was no discussion.

(1:17 - 1:18)

3-1975

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: DECEMBER 7, 2005

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING AN EASEMENT AND RIGHTS OF WAY BETWEEN THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY AND BURNEY SMITH, LLC, FOR THE PARCELS LOCATED AT THE NORTHEAST CORNER OF MARTIN LUTHER KING BOULEVARD AND WASHINGTON AVENUE (APNS 139-28-604-006 AND 008) FOR A PERIOD OF FIVE YEARS FOR USE AS A PARKING LOT - WARD 5 (WEEKLY)

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

For a period of five (5) years, the Redevelopment Agency will be granting an easement and rights of way to Burney Smith, LLC, for that vacant but partially paved parcel of land located at 904 North Martin Luther King Boulevard, Las Vegas, Nevada, APN 139-28-604-008 owned by the City of Las Vegas Redevelopment Agency.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Easement and Rights of Way
2. Site Plan

MOTION:

REESE - APPROVED as recommended - UNANIMOUS with BROWN and WEEKLY excused

MINUTES:

SCOTT ADAMS, Director, Office of Business Development, went over the information under the Subject and Purpose/Background sections. MR. SMITH will be fully responsible for security and all matters related to the property. A 30-day notice of termination clause is included in case the City finds a developer that would like to redevelop the property. Staff is currently working with a business in the area that would like to relocate to this site.

BEATRICE TURNER, West Las Vegas, asked who would be liable for the property, in case anyone gets hurt and whether insurance would have to be obtained on the property. MAYOR GOODMAN indicated that the City will not be liable for any damages, as far as injury or death. MR. SMITH will be responsible for maintaining the property. MR. ADAMS commented that the Agency could require that insurance be obtained. CITY ATTORNEY JERBIC interjected that MR. SMITH is assuming liability for the next five years and the City will be indemnified.

MR. ADAMS added that the agreement provides that the recipient of the easement will be fully responsible for the parking parcel, as well as for the condition, lighting, security, and maintenance.

MS. TURNER cautioned that she better not see the parcel being used as a carwash or for any barbecues.

REDEVELOPMENT AGENCY MEETING OF: DECEMBER 7, 2005

MINUTES - Continued:

MR. SMITH indicated that he will take full responsibility and comply with the conditions imposed. He assured the Agency members that there will be no carwashes, barbecues, or selling of any food on the parcel. He already has the money allocated to pave and improve the property in the back to be used for parking.

(1:18 - 1:25)

3-1992

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: DECEMBER 7, 2005

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

REPORT AND POSSIBLE ACTION REGARDING REDEVELOPMENT AGENCY PROJECTS CURRENTLY UNDER CONTRACT OR IN NEGOTIATION - WARDS 1, 3 AND 5 (TARKANIAN, REESE AND WEEKLY)

Fiscal Impact:

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

To update the Redevelopment Agency Board on Redevelopment Agency projects currently under binding contracts with owners, developers, and consultants, or in negotiation, and to receive input from the Redevelopment Agency Board on the progress of projects as warranted.

RECOMMENDATION:

Accept report.

BACKUP DOCUMENTATION:

None

MOTION:

GOODMAN - ABEYANCE to 12/21/2005 - UNANIMOUS with BROWN and WEEKLY excused

MINUTES:

There was no discussion.

(1:25 - 1:26)

3-2339

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: DECEMBER 7, 2005

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE REDEVELOPMENT AGENCY. NO SUBJECT MAY BE ACTED UPON BY THE REDEVELOPMENT AGENCY UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

MINUTES:

DELRAE ROSE inquired about the Brownsville program. She already spoke to someone in the Office of Business Development but was not successful in obtaining any information. She was only told that the money is for commercial developers only. But her daughter lives near property that is contaminated. She was told to contact the Environmental Protection Agency. ACTING EXECUTIVE DIRECTOR HOUCHENS indicated that STONEY DOUGLAS of the Office of Business Development handles that program, and it does involve Federal grants. CHAIRMAN GOODMAN asked ACTING EXECUTIVE DIRECTOR HOUCHENS to put MS. ROSE in contact with MR. DOUGLAS. CITY ATTORNEY JERBIC suggested she contact his office for the statutory definition of hazardous contaminants.

BEATRICE TURNER, West Las Vegas, stated that the gentleman who spoke on 12/7/2005 City Council Item 57 about how City staff are being non-cooperative and unhelpful when it comes to projects. Because when she asked about some streets in Bonanza Village she got the same kind of attitude. She also mentioned to CHAIRMAN GOODMAN that she got into an altercation with two young men in West Las Vegas that were trying to graffiti a rock near a bus stop in Bonanza Village.

JERRY NEAL, West Las Vegas, encouraged people to come to the meetings and participate. He thanked the Agency for taking care of the mold problems that were ongoing at Marble Manor. Regarding the Enterprise Park, he mentioned that any businesses in West Las Vegas should give the residents more information. People are afraid of property being taken over by businesses, like it happened in North Las Vegas. He stressed that West Las Vegas needs businesses that hire residents.

STEVE HAUSER expressed his appreciation to the City for its assistance in resolving issues with the Flat Iron project.

(1:26 - 1:37)

3-2386

THE MEETING ADJOURNED AT 1:37 P.M.

Respectfully submitted:

Gabriela Portillo-Brenner, Deputy City Clerk
December 16, 2005



REDEVELOPMENT AGENCY MEETING OF: DECEMBER 7, 2005

MINUTES - Continued:

Barbara Jo Ronemus, Secretary